

## III. King County in the Puget Sound Region

This chapter places King County within the context of the Puget Sound Region and gives an overview of the demographic, economic and development trends of King, Pierce, Snohomish, and Kitsap Counties. King County is the largest of the four counties in terms of both land area and population. King County influences and is affected by forces that have their origin beyond County borders. It is important to consider the role King County occupies and the forces which affect it across jurisdictional boundaries.

This chapter presents summary data for each county, and some tables provide detail on unincorporated areas and the largest city in each county.

King County: **Seattle**

Kitsap County: **Bremerton**

Pierce County: **Tacoma**

Snohomish County: **Everett**



## Population 1980, 1990, 1995 through 2000

### King County and the Puget Sound Region

	Census 1980	Census 1990	1995	1996	1997	1998	1999	Census 2000
<b><u>King</u></b>	<b>1,269,898</b>	<b>1,507,319</b>	<b>1,613,600</b>	<b>1,628,800</b>	<b>1,646,200</b>	<b>1,665,800</b>	<b>1,677,000</b>	<b>1,737,034</b>
Seattle	493,846	516,259	532,900	534,700	536,600	539,700	540,500	563,374
Balance	776,052	991,060	1,080,700	1,094,100	1,109,600	1,126,100	1,136,500	1,173,660
 <b><u>Kitsap</u></b>	 <b>147,152</b>	 <b>189,731</b>	 <b>220,600</b>	 <b>224,700</b>	 <b>229,400</b>	 <b>229,000</b>	 <b>229,700</b>	 <b>231,969</b>
Bremerton	36,208	38,142	39,610	38,370	38,600	37,260	36,270	37,259
Balance	110,944	151,589	180,990	186,330	190,800	191,740	193,430	194,710
 <b><u>Pierce</u></b>	 <b>485,667</b>	 <b>586,203</b>	 <b>660,200</b>	 <b>665,200</b>	 <b>674,300</b>	 <b>686,800</b>	 <b>700,000</b>	 <b>700,820</b>
Tacoma	158,501	176,664	184,500	185,000	185,600	186,000	187,200	193,556
Balance	327,166	409,539	475,700	480,200	488,700	500,800	512,800	507,264
 <b><u>Snohomish</u></b>	 <b>337,720</b>	 <b>465,628</b>	 <b>525,600</b>	 <b>538,100</b>	 <b>551,200</b>	 <b>568,100</b>	 <b>583,300</b>	 <b>606,024</b>
Everett	54,413	69,961	79,180	81,810	84,130	84,330	86,730	91,488
Balance	283,307	395,667	446,420	456,290	467,070	483,770	496,570	514,536
 <b>Puget Sound Region</b>	 <b>2,240,437</b>	 <b>2,748,881</b>	 <b>3,020,000</b>	 <b>3,056,800</b>	 <b>3,101,100</b>	 <b>3,149,700</b>	 <b>3,190,000</b>	 <b>3,275,847</b>
 <b>Washington State</b>	 <b>4,132,353</b>	 <b>4,866,663</b>	 <b>5,515,500</b>	 <b>5,516,800</b>	 <b>5,605,300</b>	 <b>5,685,200</b>	 <b>5,757,400</b>	 <b>5,894,000</b>

**Source:** Washington State Office of Financial Management and 2000 US Census.

## Median Income, 1989

### Counties in the Puget Sound Region

	House- holds in 1990	Median Household Income 1989	Families in 1990	Median Family Income 1989	Non- Families in 1990	Median Non-Family Income 1989	Total Persons 1990	Per Capita Income 1989
<b>King County</b>	616,691	\$36,179	381,807	\$44,555	234,884	\$23,236	1,507,319	\$18,587
Seattle	236,702	\$29,353	112,969	\$39,860	123,733	\$20,976	516,259	\$18,308
<b>Kitsap County</b>	69,488	\$32,043	50,802	\$36,388	18,686	\$20,289	189,731	\$14,311
Bremerton	14,749	\$22,610	8,985	\$26,423	5,764	\$17,676	38,142	\$11,418
<b>Pierce County</b>	214,795	\$30,412	152,728	\$35,108	62,067	\$18,209	586,203	\$13,439
Tacoma	69,752	\$25,333	43,167	\$31,203	26,585	\$15,550	176,664	\$12,272
<b>Snohomish County</b>	171,851	\$36,847	125,196	\$41,092	46,655	\$23,004	465,642	\$15,769
Everett	28,614	\$28,415	17,658	\$33,493	10,956	\$20,065	69,974	\$13,829

**Source:** U.S. Census 1990. Summary Tape File 3A, Tables P80A, P107A, P110A, P114A.

### Different Measures of Income In King County

**Income** refers to money coming in to individuals and families from all sources: wages, interest, dividends, rents, social security and pensions. The 1990 Census reported 1989 income for households and families in King County.

**Household Income** is income earned by each household, which often includes more than one wage earner. A household is the person or group of people who occupy a housing unit.

**Family income** is income earned by each family of two or more related persons living together. Family income is higher than household income because it excludes single-person households who generally have lower incomes. Almost two thirds of King County families had two or more wage earners in 1990.

**Per capita income** divides the total income by the total number of people in King County whether or not they earn any income.

The **median** is the midpoint of all household or family incomes. Fifty percent of the households or families have incomes below the median, and fifty percent are above the median.

The **mean** or **average** (not reported here) divides total income by the number of households or families. It is higher than the median because of the elevating effect of a few very high incomes. For this reason, the median is more often used to represent typical household or family income.

# Non-Agricultural Wage and Salary Jobs

## King, Kitsap, Pierce and Snohomish Counties

### 1996 through 2000

#### KING COUNTY

Industry	1996	1997	1998	1999	2000
Manufacturing	141,400	154,700	162,000	153,100	145,600
-Trans. Equip.	59,700	69,300	73,900	67,000	59,800
-Other Mfg.	81,700	85,400	88,100	86,100	85,800
Mining and Misc.	500	500	500	500	600
Construction	47,400	52,100	57,100	62,000	66,400
Trans./Pub. Util.	68,300	70,700	72,800	77,200	81,400
Wholesale/Retail	247,000	256,000	266,100	273,400	282,600
Fin./Ins./Real Est.	65,300	68,300	71,200	74,500	73,400
Services	301,900	327,400	342,300	360,200	387,800
Government	142,100	144,300	147,400	151,000	154,100
<b>TOTAL:</b>	<b>1,013,900</b>	<b>1,074,000</b>	<b>1,119,400</b>	<b>1,151,900</b>	<b>1,191,900</b>

#### KITSAP COUNTY

Industry	1996	1997	1998	1999	2000
Manufacturing	2,000	2,100	2,300	2,400	2,300
-Trans. Equip.	NA	NA	NA	NA	NA
-Other Mfg.	NA	NA	NA	NA	NA
Mining and Misc.	900	900	900	900	700
Construction	3,300	3,100	3,400	3,700	4,100
Trans./Pub. Util.	1,700	1,600	1,700	2,000	1,900
Wholesale/Retail	16,000	16,300	16,500	16,000	16,800
Fin./Ins./Real Est.	2,600	2,600	2,800	2,800	2,600
Services	17,000	17,300	18,300	18,800	19,700
Government	26,300	26,200	25,800	25,700	26,300
<b>TOTAL:</b>	<b>69,800</b>	<b>70,100</b>	<b>71,700</b>	<b>72,300</b>	<b>74,400</b>

#### PIERCE COUNTY

Industry	1996	1997	1998	1999	2000
Manufacturing	24,200	25,600	25,600	24,500	23,300
-Trans. Equip.	2,100	2,600	2,800	2,500	2,300
-Other Mfg.	22,100	23,000	22,800	22,000	21,000
Mining and Misc.	200	200	200	200	200
Construction	12,300	12,600	13,300	14,900	16,000
Trans./Pub. Util.	10,000	9,600	9,200	9,500	10,600
Wholesale/Retail	54,900	57,000	58,500	58,800	59,700
Fin./Ins./Real Est.	11,300	11,900	12,500	12,800	13,300
Services	61,500	64,600	67,400	69,500	70,300
Government	46,900	47,300	48,400	49,100	50,000
<b>TOTAL:</b>	<b>221,300</b>	<b>228,800</b>	<b>235,100</b>	<b>239,300</b>	<b>243,400</b>

#### SNOHOMISH COUNTY

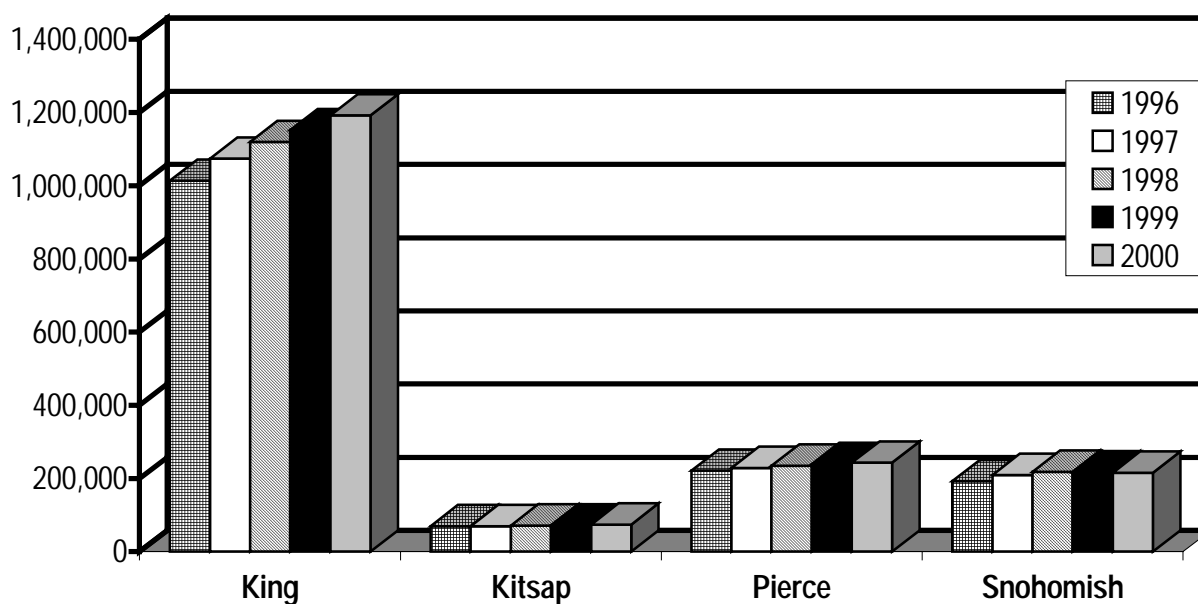
Industry	1996	1997	1998	1999	2000
Manufacturing	53,200	62,000	65,800	60,300	54,400
-Trans. Equip.	32,100	38,000	43,100	37,600	31,600
-Other Mfg.	21,100	24,000	22,700	22,700	22,800
Mining and Misc.	200	200	200	200	500
Construction	12,000	13,700	14,400	15,700	16,900
Trans./Pub. Util.	5,600	6,000	7,100	6,400	6,200
Wholesale/Retail	44,100	46,000	47,000	48,100	49,300
Fin./Ins./Real Est.	8,400	9,150	9,200	9,300	9,600
Services	40,200	42,500	43,700	45,100	46,700
Government	28,900	30,500	30,700	31,700	31,800
<b>TOTAL:</b>	<b>192,600</b>	<b>210,050</b>	<b>218,100</b>	<b>216,800</b>	<b>215,400</b>

Source: Washington State Employment Security Department 1996 - 2001.

## Non-Agricultural Wage and Salary Jobs in Puget Sound Region 1996 through 2000

Industry	1996	1997	1998	1999	2000
Manufacturing	220,800	244,400	255,700	240,300	225,600
-Trans. Equip.	93,900	109,900	119,800	107,100	93,100
-Other Mfg.	124,900	132,400	133,600	130,800	130,200
Mining and Misc.	1,800	1,800	1,800	1,800	2,000
Construction	75,000	81,500	88,200	96,300	103,700
Trans./Pub. Util.	85,600	87,900	90,800	95,100	100,000
Wholesale/Retail	362,000	375,300	388,100	396,300	408,800
Fin./Ins./Real Est.	87,600	91,950	95,700	99,400	99,100
Services	420,600	451,800	471,700	493,600	524,500
Government	244,200	248,300	252,300	257,500	262,500
<b>TOTAL:</b>	<b>1,497,600</b>	<b>1,582,950</b>	<b>1,644,300</b>	<b>1,680,300</b>	<b>1,680,300</b>

### Total Jobs by County



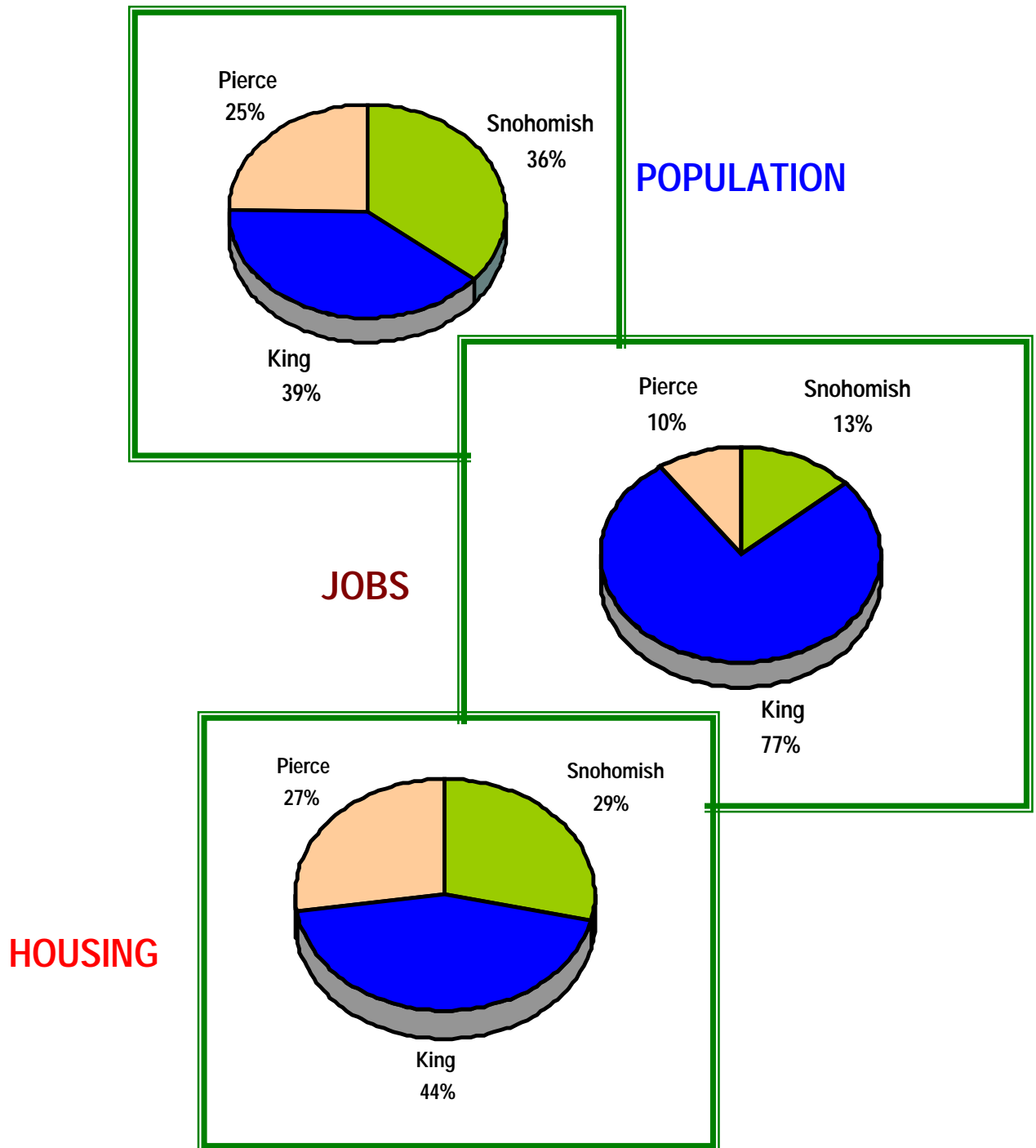
Source: Washington State Employment Security Department, 2000.

## Jobs / Housing Balance: King County in the Puget Sound Region

	1995	1999	Percent of WA, 1999	4 - Year Growth		Growth as Percent of WA growth
				#	%	
<b><u>King County</u></b>						
Jobs	979,900	1,151,900	44.1%	172,000	17.6%	65.4%
Housing Units	699,200	735,500	29.8%	36,300	5.2%	19.5%
Population	1,613,600	1,677,000	29.1%	63,400	3.9%	19.4%
<b><u>Snohomish</u></b>						
Jobs	187,200	216,800	8.3%	29,600	15.8%	11.3%
Housing Units	211,200	234,800	9.5%	23,600	11.2%	12.7%
Population	525,600	583,300	10.1%	57,700	11.0%	17.6%
<b><u>Pierce</u></b>						
Jobs	217,500	239,300	9.2%	21,800	10.0%	8.3%
Housing Units	260,700	283,200	11.5%	22,500	8.6%	12.1%
Population	660,200	700,000	12.2%	39,800	6.0%	12.2%
<b><u>Puget Sound (3 Co)</u></b>						
Jobs	1,384,600	1,608,000	61.6%	223,400	16.1%	84.9%
Housing Units	1,171,100	1,253,500	50.7%	82,400	7.0%	44.3%
Population	2,799,400	2,960,300	51.4%	160,900	5.7%	49.2%
<b><u>Washington State</u></b>						
Jobs	2,347,000	2,610,000	100%	263,000	11.2%	100%
Housing Units	2,284,000	2,470,000	100%	186,000	8.1%	100%
Population	5,430,000	5,757,000	100%	327,000	6.0%	100%

**Source:** Jobs data are Non-Agricultural Wage and Salary jobs from Washington State Employment Security Department, 2000. Population and Housing units data are from Washington State Office of Financial Management, 1999. Housing unit estimates differ from our own housing estimate on page 62.

## Regional Shares of Growth King, Pierce and Snohomish Counties 1995 through 1999



## Housing Units by Structure Type

### Counties in the Puget Sound Region, 1990 and 2000

<u>1990</u>					<u>2000</u>				
	Total Units	1 unit	2/more units	Mobile Homes		Total Units	1 unit	2/more units	Mobile Homes
<b><u>King County:</u></b>									
<i>Unincorporated</i>	<b>192,079</b>	149,677	31,445	10,957		<b>136,006</b>	106,420	20,328	9,258
<i>Incorporated</i>	<b>455,222</b>	243,881	197,157	14,184		<b>614,277</b>	327,306	275,603	11,290
SEATTLE	249,032	132,330	113,146	3,556		270,134	134,761	134,959	414
<b>Total:</b>	<b>647,301</b>	<b>393,558</b>	<b>228,602</b>	<b>25,141</b>		<b>739,138</b>	<b>429,453</b>	<b>295,931</b>	<b>20,266</b>
<b><u>Kitsap County:</u></b>									
<i>Unincorporated</i>	<b>52,512</b>	39,001	5,522	7,989		<b>64,971</b>	45,488	6,811	12,672
<i>Incorporated</i>	<b>21,526</b>	12,169	8,437	920		<b>31,729</b>	19,661	10,682	1,386
BREMERTON	15,693	9,190	6,124	379		16,796	9,633	6,655	508
<b>Total:</b>	<b>74,038</b>	<b>51,170</b>	<b>13,759</b>	<b>8,909</b>		<b>96,700</b>	<b>65,149</b>	<b>17,493</b>	<b>14,058</b>
<b><u>Pierce County:</u></b>									
<i>Unincorporated</i>	<b>125,448</b>	80,478	24,962	20,008		<b>126,709</b>	81,723	15,859	29,127
<i>Incorporated</i>	<b>103,419</b>	67,515	33,824	2,080		<b>162,546</b>	101,076	56,691	4,779
TACOMA	75,147	49,278	25,154	715		80,187	52,572	26,900	715
<b>Total:</b>	<b>228,867</b>	<b>147,993</b>	<b>58,786</b>	<b>22,088</b>		<b>289,255</b>	<b>182,799</b>	<b>72,550</b>	<b>33,906</b>
<b><u>Snohomish County:</u></b>									
<i>Unincorporated</i>	<b>97,573</b>	67,715	12,927	16,931		<b>116,935</b>	78,401	18,644	19,890
<i>Incorporated</i>	<b>86,362</b>	49,474	33,129	3,759		<b>124,828</b>	72,374	47,002	5,452
EVERETT	30,799	15,682	13,794	1,323		38,057	17,878	18,823	1,356
<b>Total:</b>	<b>183,935</b>	<b>117,189</b>	<b>46,056</b>	<b>20,690</b>		<b>241,763</b>	<b>150,775</b>	<b>65,646</b>	<b>25,342</b>

**Source:** Washington State Office of Financial Management, "Population Trends", 2000. 2000 US Census.



## New Privately Owned Residential Units Authorized in Selected Permits-Issuing Places, 1991 - 2000 Counties in the Puget Sound Region

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
<b><u>King County:</u></b>										
Single Family	4,518	5,242	4,688	5,478	4,480	4,789	5,434	5,818	5,423	5,010
Multifamily	2,814	3,759	3,081	2,983	5,118	6,398	6,897	8,435	9,262	9,685
<b>TOTAL:</b>	<b>7,332</b>	<b>9,001</b>	<b>7,769</b>	<b>8,461</b>	<b>9,598</b>	<b>11,187</b>	<b>12,331</b>	<b>14,253</b>	<b>14,685</b>	<b>14,695</b>
<b><u>Kitsap County:</u></b>										
Single Family	1,701	1,911	1,488	1,483	1,022	1,540	1,555	1,100	1,486	1,421
Multifamily	745	431	653	256	189	250	184	26	20	83
<b>TOTAL:</b>	<b>2,446</b>	<b>2,342</b>	<b>2,141</b>	<b>1,739</b>	<b>1,211</b>	<b>1,790</b>	<b>1,739</b>	<b>1,126</b>	<b>1,506</b>	<b>1,504</b>
<b><u>Pierce County:</u></b>										
Single Family	2,939	3,909	4,280	3,758	2,739	3,733	3,935	4,392	4,515	3,732
Multifamily	1,263	1,471	1,130	1,253	1,157	999	995	1,304	966	938
<b>TOTAL:</b>	<b>4,202</b>	<b>5,380</b>	<b>5,410</b>	<b>5,011</b>	<b>3,896</b>	<b>4,732</b>	<b>4,930</b>	<b>5,696</b>	<b>5,481</b>	<b>4,670</b>
<b><u>Snohomish County:</u></b>										
Single Family	2,288	3,024	3,361	3,870	2,765	3,968	4,162	4,314	4,384	3,962
Multifamily	604	902	1,058	1,340	739	960	1,401	3,553	3,015	2,387
<b>TOTAL:</b>	<b>2,892</b>	<b>3,926</b>	<b>4,419</b>	<b>5,210</b>	<b>3,504</b>	<b>4,928</b>	<b>5,563</b>	<b>7,867</b>	<b>7,399</b>	<b>6,349</b>

**Notes:** City data are not complete in Kitsap and Pierce Counties

In King County, single family includes mobile homes. Data for other counties exclude mobile homes.

Data for 1995 cover the period through November, 1995.

**Source:** C-40 Reports and King County Office of Regional Policy and Planning Building Permit Files. Department of Housing and Urban Development and Kitsap County Trends Report.

### Number of Lots Applied For Counties in the Puget Sound Region, 1990 - 2000

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
<b>King</b>	7,215	1,497	1,408	1,564	2,322	2,991	2,979	3,672	5,275	2,871	3,980
<b>Kitsap</b>	864	865	556	1,242	1,069	675	676	393	*125	386	285 <sup>n</sup>
<b>Pierce</b>	5,530	2,462	3,374	5,863	8,344	2,430	2,718	8,535	*1,968	2,759	2,196
<b>Snohomish</b>	2,548	2,118	1,132	971	2,086	2,981	4,070	3,726	1,731 <sup>n</sup>	3,600	1,529
<b><i>Four County Total</i></b>	<b>16,157</b>	<b>6,912</b>	<b>6,470</b>	<b>9,640</b>	<b>13,821</b>	<b>9,077</b>	<b>10,443</b>	<b>16,326</b>	<b>9,099</b>	<b>9,616</b>	<b>7,990</b>

### Number of Lots Recorded Counties in the Puget Sound Region, 1990 - 2000

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
<b>King</b>	4,240	3,684	2,398	2,782	2,730	2,606	1,734	3,402	2,213	3,218	3,335
<b>Kitsap</b>	660	950	861	369	1,065	326	728	380	535	339	285 <sup>n</sup>
<b>Pierce</b>	2,174	2,464	2,564	2,225	2,727	2,378	2,464	*6,332	*2,047	2,043	2,824
<b>Snohomish</b>	1,235	1,406	2,570	2,316	2,772	2,464	2,057	2,854	3,356 <sup>n</sup>	3,702	2,675
<b><i>Four County Total</i></b>	<b>8,309</b>	<b>8,504</b>	<b>8,397</b>	<b>7,693</b>	<b>9,294</b>	<b>7,774</b>	<b>6,983</b>	<b>12,968</b>	<b>8,151</b>	<b>9,302</b>	<b>9,119</b>

**Notes:** These tables refer to formal plats and do not include short plats.

\* county only data, no data for the cities.

<sup>n</sup> = only for first three quarters of the year

**Sources:**

**King County** - King County Office of Regional Policy and Planning,

**Snohomish County and Pierce County** - Michael Britsch, New Home Trends

**Kitsap County** - Kitsap County Trends Report